



2021 **ANNUAL REPORT**

CITY OF
GRIMES

DEVELOPMENT SERVICES



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2021 Annual Report

DIRECTOR'S LETTER

The Development Services Department experienced another busy construction season in 2021. Due to the prior year's development activity and scale of the projects approved and issued, much of the year was devoted to managing those projects to completion. In addition to the management of those projects, the department also experienced an increase in new projects in almost every category.

While commercial permit valuations did not exceed the total residential permit valuations, both categories saw increases in the number of project permits issued. Once again, this is a testament to the location of Grimes, and its ability to interact with the Metro.

The Development Services Department also continued to address a number of behind-the-scenes projects, that help assist with moving development and construction projects through the approval and construction process. Additional amendments to the Zoning Ordinance were completed, the 2018 Building Codes were adopted, and the City Code was re-organized into a new format. The new City Code format will give residents, builders, and developers easier access and better understanding of the code and its requirements. It is in the process of being incorporated into an interactive online portal.

A new service offering with the Department was also created, with the establishment of the GIS (Geographic Information Systems) division. This division has been instrumental in building a network of information and data that allows the Department, and those doing business with the City, to do so with greater detail and accuracy.

Our staff is looking forward to continuing the successes of 2021, into the 2022 construction season. All of this success is a result of a team effort, and for that, we greatly appreciate the support from the Mayor and City Council, the Grimes City Staff, as well as the residents and businesses within the City.



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DEVELOPMENT SERVICES

BUILDING DIVISION

BUILDING PERMITS		
PERMIT TYPE	PERMITS ISSUED	VALUATION
Single Family	181	\$64,692,787.51
Townhome	28	\$4,276,119.96
Multifamily	0	\$0.00
New Commercial	24	\$25,120,877.12
Tenant Improvement	72	\$15,470,284.10
Accessory	35	-
Addition	6	\$55,326.88
Basement Finish	36	\$306,387.60
Deck	49	-
Demolition		
Fence	147	-
Garage	6	-
Pool	12	-
Remodel	2	\$222,000.00
Sidewalk	13	-
Sign	81	-
Solar	6	\$132,552.00
TOTAL	696	\$110,276,335.17



TRADE PERMITS ISSUED

Electrical: 336
Mechanical: 321
Plumbing: 383



The Building Division conducted an average of 268 inspections per month.



ENGINEERING DIVISION

CURRENT STUDIES BEING CONDUCTED

James Street Corridor Study

The study is a traffic analysis with scheduled future improvements on James Street from North 27th Street to South 37th Street. The final draft of the study is near completion.

Highway 44 Corridor Study

The study is a traffic analysis with scheduled improvements on Highway 44 from the Highway 141 interchange to 600 feet past W Avenue. The final draft is near completion.

Pavement Management Study

The study is an analysis of current pavement conditions and includes scheduled maintenance and improvements. The final draft is complete.

Water System Study

The study is an analysis of the water system with scheduled improvements and maintenance procedures. A water system model is included in the work. The final draft is near completion.

Clean Water State Revolving Fund (CWSRF) Sponsored Project Application

An application submitted in 2021 and the City will receive an award of \$2,284,000.

Highway 44 Trail Action Plan

Conceptual work in progress to identify a plan to connect a trail from Grimes to Dallas Center.

Hope Traffic Impact Study

The study analyzes the impacts of the development in the Hope Commercial area on the internal and adjacent traffic system.

Sanitary Sewer System Study

The study analyzes the Grimes sanitary sewer collection system to identify capacity issues and future expansion of the system.



City of Grimes GIS Program
Developing and implementing a new GIS (Geographical Information System) to support infrastructure and various other components.

ENGINEERING DIVISION

CURRENT CITY PROJECTS

Grimes WRA Connection—CONTRACT 1

Construction of the project will begin in 2022 and is estimated to wrap up in 2023. The project consists of approximately 12,000 feet of sanitary sewer at the south end of the WRA connection.

Highway 141 SB and Highway 44/E 1st Street Traffic Signal

The construction of the traffic signals on the Highway 141 southbound ramp to Highway 44 are estimated to be complete in early 2022.

Northwest Territory Lift Station and Force Main

Construction of a sanitary sewer lift station serving the northwest portion of Grimes estimated to be complete in spring of 2022.

Reverse Osmosis Water Treatment Plant—Phase 1

Construction started in December 2019 and will continue into spring of 2022. This project will increase the City's water production capacity.

SE Jacob Street Water Main

Construction of a new watermain and services are complete. Surface restoration is estimated to be completed in the spring of 2022.

North Sports Complex Parking

The construction of additional parking lots includes a loop connection to the North Ridge Elementary School. Surface restoration is estimated to be completed in the spring of 2022.

Kennybrook South Detention Basin Improvements

The Kennybrook South Basin work is complete. Wetlands seeding and landscaping is estimated to be complete during the spring of 2022.

CITY PROJECTS COMPLETED IN 2021

- Highway 44 and Countyline Road Intersection Improvements
- Highway 44/W 1st Street and Brookside Drive Traffic Signal
- S James Street and SE 6th Street Intersection Improvements
- ASR to Standpipe Water Main
- Silkwood Area Drainage Improvements
- South Sports Complex Irrigation



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PLANNING DIVISION

In 2021, the City Council Approved:

2 Construction Drawings

Hope Commercial Plat 4
Willow Hills Plat 2

6 Preliminary Plats

Crossroads Plat 4
Destination Market Plat 6
Freddy's and Panera
Hope Commercial Plat 4
Kennybrook Village Plat 2
South James Plat 1

22 Site Plans

1505 SE 25th St (515 CrossFit)
1831 SE Princeton Drive (Paramount Kitchen & Bath)
1861 SE Princeton Drive
1884 SE Destination Drive (Building 2) Site Plan Amendment
37th St Mega Storage
Arby's
B-Bop's
Christian Brothers Automotive
City State Bank Building Addition
Crossroads Plat 4 Retail and Warehouse
Freddy's and Panera
Grimes Public Library
Heritage Town Center Phase 2
Hope Plaza 2 Retail
Hy-Vee Fast & Fresh Gas Canopy
Jiffy Lube
Kleener Image Building Addition
Legacy Park Lot 3 Warehouses
Midwest Heritage Bank
Prairie Business Park 2 (Building 4) Site Plan Amendment
Shine Shop
Walmart Lot 4 Retail



5 Rezones

Grimes Industrial
James Place
Meadows
SE 19th St & South James (NE Corner)
Willow Hills North



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PLANNING DIVISION

In 2021, the City Council Approved:



9 Final Plats

Crossroads Plat 4
Destination Market Plat 5
Destination Market Plat 6
Hope Commercial Plat 3
Hope Commercial Plat 4
Interstate Gateway Business Park Plat 2
Princeton Subdivision Plat 4
South James Plat 1
Willow Hills Plat 1

5 Minor Site Plans

CTI Temporary Batch Plant
Cutty's Spillway
Harris Trucking Pavement
Jordison Temporary Site Plan
Prairie Business Park Pavement



Zoning Ordinance Amendments

Sign Ordinance Amendment – A new sign ordinance was adopted amending Section 165.18 of the Grimes Zoning Ordinance to create flexible sign regulations that are comparable to other communities in the Des Moines Metro Area, while ensuring that the vision for our growing community is upheld. Staff developed new regulations to address a number of issues within the previous sign ordinance including inconsistencies between districts, missing components, and content neutrality.

Zoning Ordinance Format and Fees - In an effort to modernize the zoning ordinance and make it available in a searchable online format, staff reorganized the Grimes Zoning Ordinance into a Title, Chapter and Section format. The new format better organizes and groups the sections within the zoning ordinance and allows new sections to be added in the proper groupings within the ordinance. In addition, a number of grammatical and spelling errors were corrected. Fees that were established within the ordinance were removed and replaced with a reference to the adopted City fee schedule.